

FEE \$	10
TCP \$	500.5
SIF \$	



BLDG PERMIT NO. 64815

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2385 Pleasant Ridge FAX SCHEDULE NO. 2945-174-33-021
 SUBDIVISION Pleasant Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,921
 FILING 6 BLK LOT 21A SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Robert Bollinger NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 395 Ridgeway Dr
 (1) TELEPHONE 970-255-1575 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS
 (2) ADDRESS DESCRIPTION OF WORK AND INTENDED USE: Home
 (2) TELEPHONE

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-4 Maximum coverage of lot by structures
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or from center of ROW, whichever is greater
 Side 10' from PL Rear 10' from PL Special Conditions
 Maximum Height CENSUS 401 TRAFFIC 911 ANNX#

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Bob/Bh Date 4/15/98
 Department Approval X Valdez Date 4-27-98

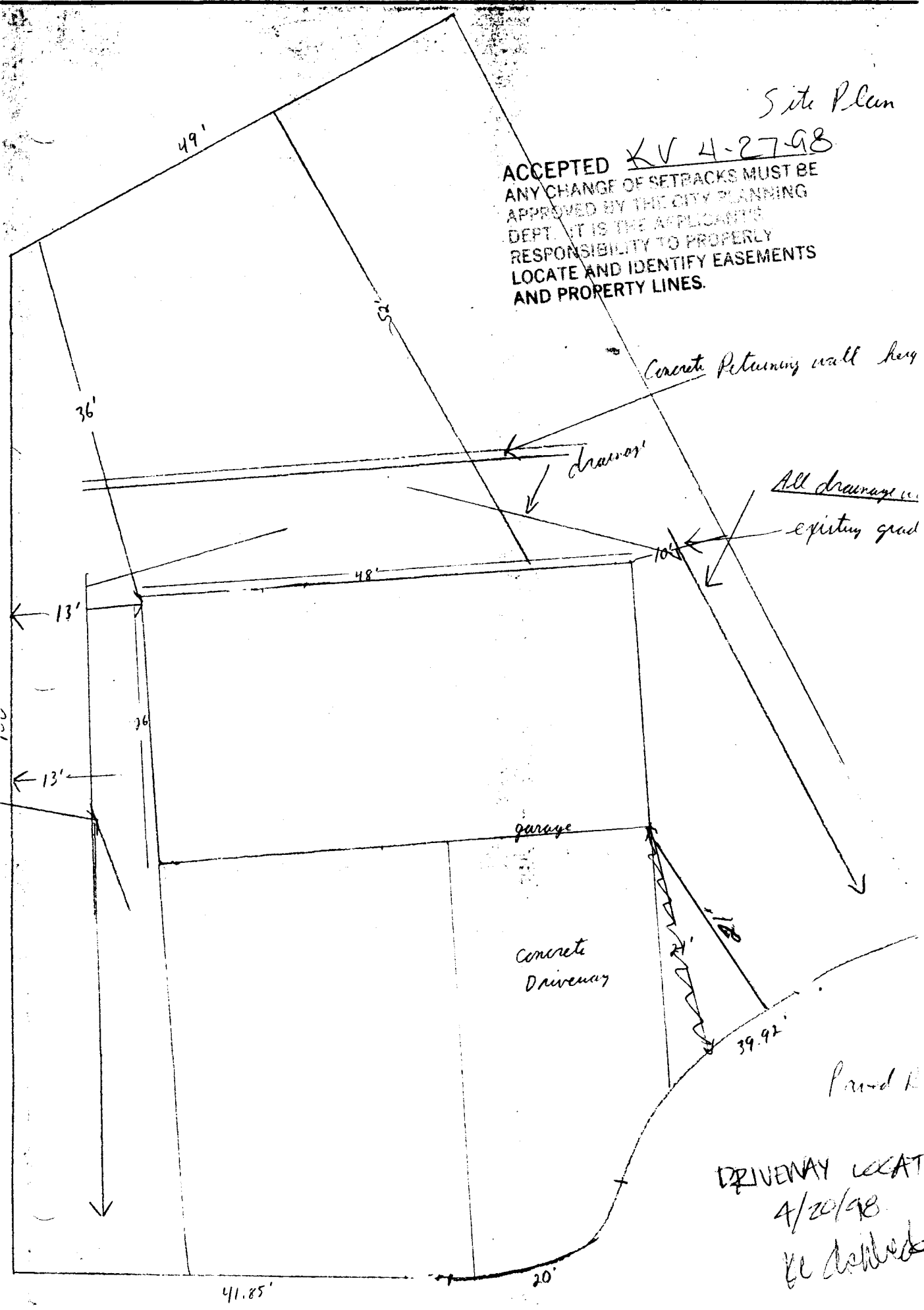
Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 11227
 Utility Accounting Dobie Overholt Date 4-27-98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Site Plan

ACCEPTED KV 4-27-98
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



DRIVENWAY LOCATION OK.
4/20/98
KE [signature]

► APPROVAL FOR BUILDING PERMIT ◀
 Ridges Architectural Control Committee (ACCO)

Job No. _____
 Builder or Homeowner _____
 Ridges Filing No. _____
 Block _____ Lot _____
 Pages Submitted _____
 Date Submitted 2-4-98

Jeff Bollinger 241-1799
 (Contact) Rob Bollinger 255-1575
 395 Ridgeway Dr
 G.J., Co 8-1503

A - Approved
 NA - Not Approved

SITE PLAN

Lot 21 A Pleasant Ridge Ct
 Address has not yet been determined

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) <u>22' min</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) <u>36'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) <u>12' + 13'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1,948</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks <u>concrete</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>concrete</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage <u>toward front of house (street)</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping <u>grass</u> |

NOTE: Driveway shall be constructed of asphalt or concrete and shall extend to street paving with a 12" minimum drainage pipe extended 2'-0" minimum each side of driveway.

NOTE: All drainage shall be directed away from the foundation and disposed of without flowing onto adjacent lots.

NOTE: Water meter and irrigation riser must not be disturbed without permission of Ridges Metropolitan District.

EXTERIOR ELEVATIONS

- | | | | |
|--------------------------|--------------------------|---|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Height (25'-0" maximum) <u>22'</u> | |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>Arch. style</u> | Color <u>gray Bilow</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color <u>white</u> | |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>15" textured lap</u> | Color <u>gray</u> <u>BRAMBLE</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Material | Color <u>BEIGE</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color <u>NA</u> | Product specification # <u>15</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color <u>NA</u> | <u>6 panel ext. door</u> <u>H170</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony | <u>white vinyl partitions w/ grills</u> <u>B-70</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios <u>Redwood porch</u> | <u>Roofing material</u> <u>Fiberbilt 75</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Other | <u>15" siding</u> <u>SS 516 or CI 516</u> |

NOTE: All exposed flashing and metal shall be painted so as to blend into adjacent material.

APPROVED SUBJECT TO:

NOTE: Architectural Control Committee assumes no responsibility for the design, construction or conformance to all applicable codes.

APPROVED Ridges Architectural Control Committee

NOTE: Sewer, radon, and water permits must be obtained prior to issuance of building permit.

NOTE: ACCO makes no judgement on foundation design.

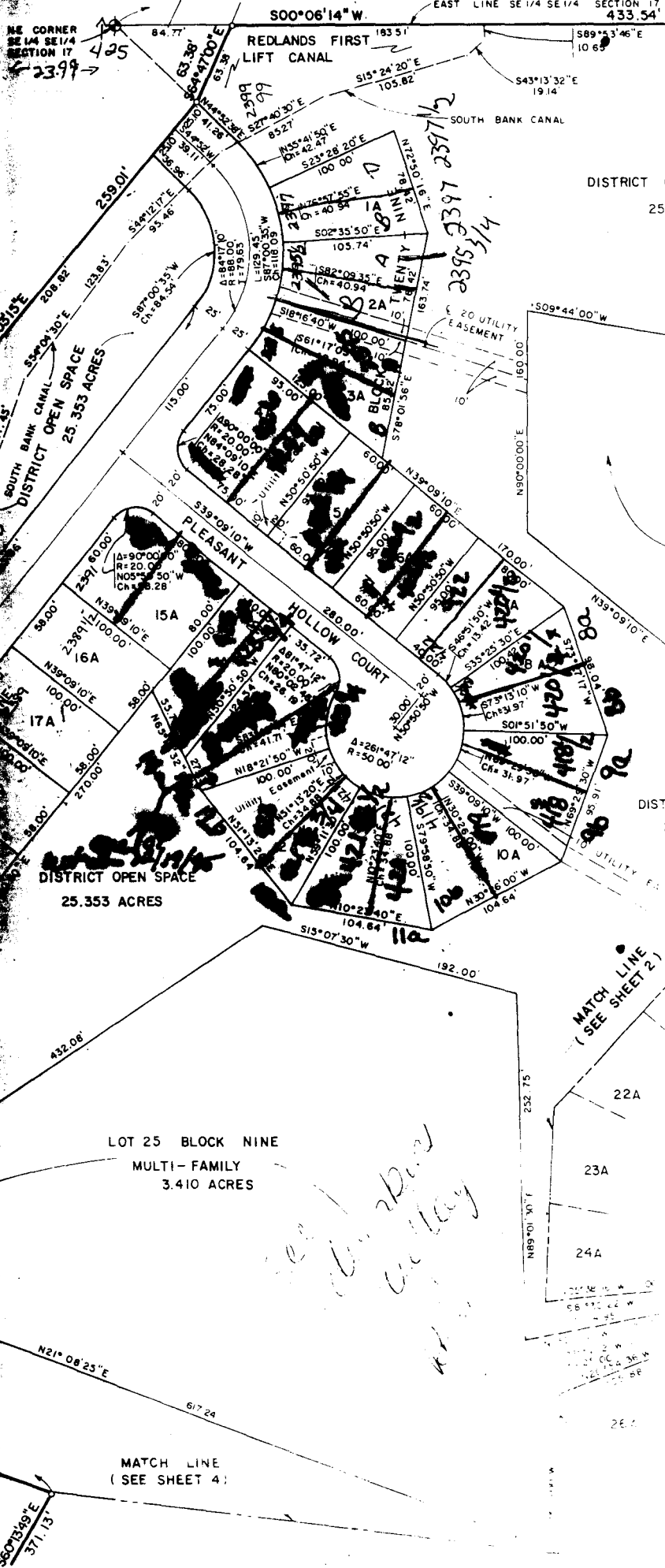
Signature below, builder or owner guarantees that improvements will be constructed as shown on this form and building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee
 By J. Carlsted

Builder/Realtor/Homeowner
 By Jeff Bollinger
 Date 2/3/98

THE RIDGES FILING NO. SIX

Setbacks
Rear 10'
Side 10'
Front 20'



NE CORNER
 SE 1/4 SE 1/4
 SECTION 17
 23.99

300°06'14\"/>
 EAST LINE SE 1/4 SE 1/4
 SECTION 17
 433.54

DISTRICT OP
 25.35

DISTRI
 25

MATCH LINE
 (SEE SHEET 2)

LOT 25 BLOCK NINE
 MULTI-FAMILY
 3.410 ACRES

MATCH LINE
 (SEE SHEET 4)

Handwritten notes:
 2385 3397 2387 1/2
 2385 3397 2387 1/2

100 ft 9" E to base of next house from top line

49' Revised
56-98 & P&R
ACCEPTED ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY BASEMENTS AND PROPERTY LINES.

ACCEPTED KV 4-27-98
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY BASEMENTS AND PROPERTY LINES

Site Plan

Concrete Retaining wall here

drainage

All drainage in existing grad

13'2"

10'

9'2"

48'

26'

13'

garage

Concrete Driveway

15'0"

39.92'

Found R

DRIVENAY LOCATION OK
4/20/98
Be advised

41.85'

20'

11'9" 9'4"

Amending the final development plan for the Ridges Metropolitan District as follows:

Setbacks for "A" Lots- "A" lot side yard setbacks shall be from 0 feet to 10 feet. For any sideyard setback less than 10 feet on one sideyard a minimum of 5 feet setback shall be required on the opposite sideyard line. Setbacks shall be measured to the nearest point on the structure wall, but in no case shall the eaves or foundation of any structure extend over any adjacent lot, including Ridges Open Space, without an easement of record for such encroachment from the owner of such adjacent lot or open space.

372 95

Original
Do NOT Remove
From Office